

TOWN OF NORTH HEMPSTEAD**BOARD OF ZONING APPEALS****NEW CASES****AUGUST 18, 2010**

APPEAL #18913 - Michael Wasserman, variance 70-100.2H to permit the maintenance of an A/C unit within the required rear yard setback; E/side #23 Station Rd., 420' N/of Vista Hill Rd., Great Neck, Sec. 2, Blk. 171, Lot 364, R-A District.

APPEAL #18914 - Barbara Horowitz, variances 70-29.B, 70-29.C & 70-208.F to permit the two story addition (elevator) to a non-conforming dwelling exceeding gross floor area; S/E/cor. #1 Pond Park Rd. & Shore Park Rd., Great Neck, Sec. 2, Blk. 397, Lot 6, R-A District.

APPEAL #18915 - 103 Haven Ave., LLC., variance 70-208.F to permit the maintenance of a front enclosed porch to a non-conforming dwelling located with a business district; E/side #103 Haven ave., 8097' S/of Willowdale Ave., Port Washing, Sec. 5, Blk. 95, Lot 846, B-B District.

APPEAL #18916 - Linda Budinic, variance 70-41 to permit the maintenance of a wood deck within the required rear yard setback; W/side #4 Crest Wood Rd., 217.71 N/of Lynn Rd., Port Washington, Sec. 6, Blk. 49, Lot 56, R-B District.

APPEAL #18917 - Kevin Lyons/Patricia O'Neil, AIA, variances 70-50. & 70-208.F to permit alteration & addition to a non-conforming dwelling with insufficient front yard setback; W/side #15 Jessica Pl, 100' S/of Maple St., Roslyn Heights, Sec. 7, Blk. E, Lot 835, R-C District.

APPEAL #18918 - Michael Conte, variance 70-100.2H to permit installation of A/C units within the required front yard setback; S/E/cor. #1602 Terrace Blvd. & Maple Dr., New Hyde Park, Sec. 8, Blk. 211-12, Lot 1, R-C District.

APPEAL #18919 - Carmela Iannelli/Jason Faring, PE, variances 70-49.B&C, 70-15.A, 70-52.3B & 70-208.F to permit the maintenance of an alteration & addition to a single family dwelling exceeding the permitted gross floor area & lot coverage with insufficient side yard setback & encroachment into the required sky exposure plane; S/side #123 Bethel Rd., 182.95' W/of Dorsett Ave., Sec. 9, Blk. 113, Lot 31, R-C District.

APPEAL #18920 - Joyce Laniado, variance 70-100.2.A erection of a fence exceeding the permitted height; E/side #143 Devon Rd., 400' S/of Dorset Ave., Albertson, Sec. 9, Blk. 553, Lots 5 & 6, R-C District.

APPEAL #18921 - George Thomas III, variance 70-102.C(a)(5) to permit the erection of a six foot fence pool enclosure within the side yard setback; N/side #19 Ash Pl., 130.59' N/of Cedar Dr. South, New Hyde Park, Sec. 9, Blk. 607, Lot 7, R-A District.

APPEAL #18922 - Melissa Bunn, variance 70-100.2.A(2) to permit the maintenance of a fence extending beyond the front building line; W/side #215 Wright St., 425' S/of Broadway, Westbury, Sec. 11, Blk. 40, Lot 35, R-C District.

APPEAL #18923 - Theodore Conliffe, variance 70-100.2.A(4) erection of a fence exceeding the permitted height; N/E/cor. Of #801 Park Ave. & Sheridan St., Westbury, Sec. 11, Blk. 105, Lot 10, R-C District.

APPEAL #18924 - Kevin Hairston variance 70-100.2A(4) maintenance of a fence exceeding permitted height; N/E/cor. #7 Fifth St. & First Ave., Westbury, Sec. 11, Blk. 169, Lot 14 & 20, R-C District.

APPEAL #18925 - Grace Food Corp/Port Railroad Property, LLC, Condition use 70-139 & variance 70-103 to permit the conversion of a retail store to a food use (frozen yogurt) with insufficient off-street parking; N/side #71-73 Main St., 48.48' W/of Herbert ave., Port Washington, Sec. 5, Blk. G, Lot 3 & 8, B-B District.

CONTINUED CASES:

AUGUST 18, 2010

APPEAL #18817 - Peter Petti/Sunoco, Inc., variances 70-103.A & 70-203.P(2) to permit maintenance of alterations to a service station for use as a convenience store with insufficient off-street parking spaces; N/W/cor. #993 Willis Ave & Nassau Blvd., Albertson, Sec. 7, Blk. 99, Lot 39, B-A District. (3-24-10)

APPEAL #18874 - Bing Fang Zheng, variances 70-50.A, 70-51.A & 70-52.3B to permit the maintenance of a 2 story portico with insufficient front yard setback & with insufficient minimum side yard & aggregate side yards, exceeding the permitted eave height & encroaching into the sky exposure plane; N/side # 11 Rowe Pl., 107.23' W/of Lakeville Rd., New Hyde Park; Sec. 8, Blk. 126, Lot 132, R-C District.(6-9-10)

RESERVED CASES AUGUST 8, 2010

APPEAL #18688 - Botticelli Builders/Brent Associate, conditional use 70-187.Q, Special Permit 70-215.B & variance 70-103.A to permit alteration to an existing commercial building for the use as a night club with food service with insufficient parking; W/side #168C Glen Cove Rd., 771.69 N/of Old Country Rd., Carle Place, Sec. 9, Blk. 670, Lot 59, I-B District. (10-21-09)

APPEAL #18698 - Hyde Park, LLC/Denton Stone Works, variances 70-103.A, 70-103.M & 70-212.B to permit maintenance of outside storage, not in compliance with the code, with insufficient off-street parking & parking within the front yard; N/E/cor. #94 Denton Ave. & Fourth St., New Hyde Park, Sec. 9, Blk. 233, Lots 156, 142-144, I-B District. (5-26-10)

APPEAL #18719 - John Youn/Scott Kahn, variances 70-38 & 70-41 to permit alteration & addition to a dwelling exceeding the permitted floor area & insufficient aggregate side yard; E/side #106 Pinetree La., 104.02' S/of Yale St., Roslyn Heights, Sec. 7, Blk. 311, Lot 27, R-B District.(10-21-09)

APPEAL #18752 - Eric & Luba Wilck/John Ferraro, R.A., variance 70-29.B to permit a rear sunroom addition to a dwelling exceeding gross floor area; S/W/cor. #109 Cherrywood Dr. & Brook South Ct., New Hyde Park, Sec. 8, Blk. 289, Lot 30, R-A District. (12-16-09)(3-24-10)

APPEAL #18826 - Samuel Mathew/Zohed A. Jilalbhoj, variance 40-49B to permit maintenance of dwelling exceeding the required gross floor area; E/side #24 Clyde St., 235' N/of Hillside Ave., New Hyde Park, Sec. 9, Blk. 79, Lot 24, R-C District. (4-14-10)

APPEAL #18842 - Loni Jo Metal Corporation, conditional use 70-187.K & variances 70-103A & F, 70-192.B, 70-194, 70-212B & 70-215 to permit the maintenance of an unprotected metal building, out door storage of supplies & materials, fence exceeding the height, insufficient parking & loading zones; W/side #69 Kinkel St., 100' S/of Main St., Westbury, Sec. 11, Blk. 75, Lot 79, I-B District.(5-26-10)

APPEAL #18857 - Blue Cassel Site A Realty, Co., LLC/732 Smithtown By, conditional use 70-126 & variance 70-203.1 to permit the use of a retail space as a child care facility with insufficient drop-off area; N/E/cor. #701 Prospect Ave. & Brush Hollow Rd., Westbury, Sec. 11, Blk. 100, Lot 123, B-A District. (5-

12-10)

APPEAL #18881 - Yosef Lushe/Gad Ashoor, variance 70-138 & 70-208.F to permit the maintenance of the alterations to a non-conforming mixed use building with residential occupancy in a business district. S/side #474 Westbury Ave., 350' E/of Rushmore Ave., Carle Place, Sec. 10, Blk. 19, Lot 19, B-B District. (6-09-10)

APPEAL #18885 - Shawn Hakimian/Edward Dickman, AIA variance 70-19.B to permit the addition & alteration to a dwelling exceeding the permitted gross floor area; W/side #4 Rosemont Pl. !00' N/of Bayside Dr., Great Neck, Sec. 2, Blk. 369, Lot 6, R-A District.(06-23-10)

APPEAL #18888 - Merryll Pollack variances 70-38, 70-39.B, 70-40.A, 70-41.A, 70-42, 70-42.6, 70-100.2H & 70-208.F to permit the addition, alterations & maintenance of a non-conforming dwelling exceeding lot coverage, gross floor area & front yard paving & with insufficient front, side & rear yard setbacks and the maintenance of A/C units within a required side yard; W/side #54 Fairfield Ave., 178.41' N/of Radcliffe Ave., Port Washington, Sec. 4, Blk. 11, Lots 42-43, R-B District.(06-23-10)